## NOTICE OF DETERMINATION

To: Office of Planning and Research

For U.S. Mail:

Street Address:

P.O. Box 3044 1400 Tenth Street Sacramento, CA 95812- Sacramento, CA

3044

95814

From: City of Rolling Hills Estates 4045 Palos Verdes Drive North

Rolling Hills Estates, CA 90274

Contact: Niki Wetzel, AICP, Principal

Planner

To: Los Angeles County Clerk

Business Filing & Registration

12400 E. Imperial Hwy., Room 1201

Norwalk CA 90650

Phone: (310) 377-1577

ORIGINAL FILED

IIII **28** 2014

**SUBJECT:** Filing Notice of Determination in compliance with Sections 21108 or 21152 of the Public Resources Code LOS ANGELES, COUNTY CLERK

State Clearinghouse Number (if submitted to State Clearinghouse): 2008011027

Project Title/Project Applicant: Chandler Ranch/Rolling Hills Country Club Project

Project Location (include county): The project site consists of the existing Rolling Hills Country Club. Chandler's Palos Verdes Sand and Gravel Facility (Chandler's), and adjacent vacant land. The 228-acre site is irregularly shaped and is located along the east and west sides of Palos Verdes (PV) Drive East between Pacific Coast Highway and PV Drive North in the Cities of Rolling Hills Estates and Torrance, Los Angeles County, CA. The Country Club and Chandler's facility are respectively located at 26311 and 27000 Palos Verdes Drive East. The site is located on the Torrance 7.5-Minute United States Geologic Survey (USGS) Topographic Quadrangle and Map Page 793 of the Los Angeles County Thomas Guide.

Project Description: In brief summary, the project consists of redeveloping/reusing the existing Chandler's facility and the adjacent Rolling Hills Country Club with the following:

- 114 single-family homes (33.77 acres of residential lots), 113 of which would be within a new residential community;
- A reconfigured/relocated 18-hole golf course (151.86 acres);
- A new clubhouse complex (10.16 acres) that includes a 61,411-square-foot (ft2) structure; and
- 3.9 acres set aside as natural open space.

In addition to these uses, the project includes; pocket parks and overlook lots within the residential community (1.39 acres); an internal network of residential streets (10.42 acres); maintained slopes (16.45 acres); and internal infrastructure improvements. For stability purposes, the proposed homes would be built on existing golf course land and the displaced portions of the golf course would be relocated atop the reclaimed Chandler's facility.

Entitlements for the project (PA-29-07) were approved by the City Council of City of Rolling Hills Estates on July 26, 2011, along with certification of a Final Environmental Impact Report (EIR).

On July 22, 2014, the City Council approved or introduced for approval the following revised entitlements for the project, acknowledging the previously certified EIR along with an addendum thereto as the appropriate CEQA document for the approval:

Amendment to the boundaries of certain land use designation in the Land Use Element of the General plan to reflect revisions to the Chandler Ranch Subdivision/Rolling Hills Country Club project;

- An ordinance amending certain zoning designations for the City's Zoning Map to provide for revised City boundaries for the Cities of Rolling Hills Estates and Torrance and providing zoning designations for properties to be annexed to the City of Rolling Hills Estates;
- Amendment to PA-29-07 increasing the boundary adjustment area between Rolling Hills Estates and Torrance from approximately 32 acres to approximately 41 acres, removing Lot No. 124 (approximately 4 acres) from Vesting Tentative Tract Map No. 61287 and adding Lots 148 and 149; and amendment to the Boundary Modification and Annexation Agreement to reflect these changes; and
- An ordinance amending to the Development Agreement to reflect the project boundary changes..

This is to advise that the City of Rolling Hills Estates ⊠ Lead Agency or ☐ Responsible Agency has approved amendments to the above described project on July 22, 2014, as originally approved on July 26, 2011, and has made the following determinations:								
<ol> <li>The project ⋈ will ☐ will not have a significant effect on the environment.</li> <li>✓ An Environmental Impact Report was prepared and certified for this project pursuant to the Provisions o CEQA.</li> </ol>								
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  B. Mitigation measures ☑ were ☐ were not made a condition of the approval of the project.  B. A mitigation reporting or monitoring plan ☑ was ☐ was not adopted for this project.  B. A Statement of Overriding Considerations ☑ was ☐ was not adopted for this project.  B. Findings ☑ were ☐ were not made pursuant to the provisions of CEQA (Section 15091).								
This is to certify that the Final EIR with comments and responses, the addendum to the EIR, and record o project approval is available to the general public at City of Rolling Hills Estates City Hall, 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274.								
Signature (Public Agency)  1/28/14  PLANNING DIRECTOR  Signature (Public Agency)  Date  Title								

Date received for filing:

Date received for filing at OPR (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21000-21174, Public Resources Code.

## State of California—Natural Resources Agency CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

## 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

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	201407281240014 STATE CLEARING I						1240014			
							HOUSE # (If applicable)			
SEE INS	TRUCTIONS ON REVE	RSE. TYPE OR PRINT CLE	ARLY							
EAD AGENCY								DATE		
CITY OF ROLLING HILLS ESTATES								07/28/2014		
COUNTY/STATE AGENCY OF FILING								UMENT NUMBER		
LOS ANGELES COUNTY CLERK								2014203138		
PROJE	OT TITLE			****						
		G HILLS COUNTRY CLUB F	PRJECT (2008011027)							
PROJECT APPLICANT NAME								PHONE NUMBER		
NIKI 4045 PALOS VERDES DRIVE NORTH WETZEL							(310)377-1577			
ROJE	OT APPLICANT ADDRES	APPLICANT ADDRESS CITY				STATE	ZIP CODE			
4045 PALOS VERDES DRIVE NORTH ROLLING HILLS ESTATES CA							90274			
	CT APPLICANT (Check a		· <u> </u>							
☑	Local Public Agency School District Other Special District Stat				e Agency	Private Entity				
CHECK	APPLICABLE FEES:									
. $\square$	Environmental Impact Report (EIR)					\$3,029.75	\$_	0,00		
	Negative Declaration (ND)(MND)					\$2,181.25	\$	0.00		
	Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00						, <u> </u>	0.00		
	Projects Subject to Certified Regulatory Programs (CRP) \$1,						\$ - \$	0.00		
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COPY - COUNTY CLERK

COPY - CDFW/ASB

Los Angeles CoRR/CC Norwalk Business Filings

12400 Imperial Highway

Norwalk, CA 90650

Terminal ID: Date / Time:

346930003301 7/28/14 11:27 AM FDT

Confirmation #:42500519

Card#:

\*\*\*\*\*\*\*\*\*\*7467

Transaction Type: Payment Type:

Payment \$76.75 Credit

DISC

Business Filings

Card Type:

\$75.00

201407281240014

Agency Amount: Shipping Feet LexisNexis Service Feet

\$75.00 \$0.00 \$1.75

\$76.75 Total Fee:

Customer Copy

Los Angeles County Registrar / Recorder 12400 Imperial Highway, Norwalk, CA (800)201-8999

Business Filings

NORWALK

Cashier: T. TRAN



Monday, July 28, 2014 11:27 AM

Item(s)

Total Qty Fee

NoD - County Posting Fee 1 2014203138

\$75.00

\$75.00 Total

Total Documents:

1

Customer payment(s):

Credit Card

\$75.00

## **Notice of Determination**

Date received for filing at OPR:

To:  $\square$ Office of Planning and Research From: City of Rolling Hills Estates 4045 Palos Verdes Drive North For U.S. Mail: Street Address: P.O. Box 3044 1400 Tenth Street Rolling Hills Estates, CA 90274 Sacramento CA 95814 ORIGINAL FI Sacramento, CA 95812-3044 Niki Cutler, AICP Los Angeles County Clerk Contact:  $\square$ Business Filing & Registration Principal Planner JUL 27 2011 Phone: 12400 E Imperial Hwy Rm 2001 (310) 377-1577 Norwalk, CA 90650 Attn: L. Arterberry LOS ANGELES, COUNTY CLERK Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. State Clearinghouse Number (if submitted to State Clearinghouse): 2008011027 Project Title: Chandler Ranch/Rolling Hills Country Club Project Project Location (include county): The project site consists of the existing Rolling Hills Country Club, Chandler's Palos Verdes Sand and Gravel facility (Chandler's), and adjacent vacant land. The 228-acre site is irregularly shaped and is located along the east and west sides of Palos Verdes (PV) Drive East between Pacific Coast Highway and Palos Verdes Drive North in the Cities of Rolling Hills Estates and Torrance, Los Angeles County, California. The Country Club and Chandler's facility are respectively located at 26311 and 27000 Palos Verdes Drive East. The site is located on the Torrance 7.5-Minute United States Geologic Survey (USGS) Topographic Quadrangle and Map Page 793 of the Los Angeles County Thomas Guide. Project Description: In brief summary, the proposed project consists of redeveloping/reusing the existing Chandler's facility and the adjacent Rolling Hills Country Club with the following: 114 single-family homes (33,77 acres of residential lots), 113 of which would be within a new residential community; A reconfigured/relocated 18-hole golf course (151.86 acres); A new clubhouse complex (10.16 acres) that includes a 61.411-square feet (ft2) structure; and 3.9 acres set aside as natural open space. In addition to these uses, the proposed project includes: pocket parks and overlook lots within the residential community (1.39 acres); an internal network of residential streets (10.42 acres); maintained slopes (16.45 acres); and internal infrastructure improvements. For stability purposes, the proposed homes would be built on existing golf course land and the displaced portions of the golf course would be relocated atop the reclaimed Chandler's facility. The proposed project would require a variety of discretionary entitlements, which generally include the following: City of Rolling Hills Estates: Vesting Tentative Tract Map, General Plan Amendments, Zone Changes, Zone Text Amendment, Grading Plan, Development Agreement, Conditional Use Permits, Neighborhood Compatibility Determination, and Annexation/Deannexation. City of Torrance: Zone Change, Division of Lot, Conditional Use Permit, and Annexation/Deannexation. Los Angeles County Local Agency Formation Commission: Annexation/Deannexation. Determination: This is to advise that the (☑ Lead Agency ☐ Responsible Agency) City of Rolling Hills Estates has approved the above described project on July 26, 2011 and has made the following determinations regarding the above described project: The project (☑ will ☐ will not) have a significant effect on the environment. 2. ☑ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Mitigation measures (☑ were ☐ were not) made a condition of the approval of the project and a Mitigation 3. Monitoring Program was adopted for the project. A Statement of Overriding Considerations (☑ was □ was not) adopted for this project. 4. Findings (✓ were □ were not) made pursuant to the provisions of CEQA. 5. This is to certify that the ( Final EIR Negative Declaration) with comments and responses and record of project approval is available to the General Public at: 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274. July 26, 2011 Principal Planner Signature (Public Agency) Title Date

Private Entity STATE CLEARING HOUSE # (#applicable) 408339 State Agency \$850.00 \$965.50 \$2,839.25 **TOTAL RECEIVED** \$2,044.00 RECEIPT# Los Angeles County Recistrar / Recorder 12400 Imperial Highway, Norwalk, CA (800)201-8999 Business Filings 2011 ENVIRONMENTAL FILING FEE CASH RECEIPT NORWALK Application Fee Water Diversion (State Water Resources Control Board Only) Cashier: T. PEREA Wednesday, July 27, 2011 3:46 PM Projects Subject to Certified Regulatory Programs (CRP) SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY Notice of Exemption
 DFG No Effect Determination (Form Attached) Item(s) Fee Total Mitigated/Negative Declaration (ND)(MND) State of California—The Resourd DEMANTMENT OF FISH AN NoD - Environmental Impac 1 \$2,839.25 \$75.00 Environmental Impact Report (EIR) - County Posting Fee Project that is exempt from fees County Administrative Fee Total \$2,914.25 Customer payment(s): CHECK APPLICABLE FEES: Check \$2,914.25 PAYMENT METHOD: <u>Check List:</u> #30635 \$2,839.25 #30634 \$75.00